

Courtesy Of Tanya Fowler Of 2% Realty Pro

\$229,900 - 30 6520 2 Avenue, Edmonton

MLS® #E4421292

\$229,900

2 Bedroom, 1.00 Bathroom, 985 sqft
Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to Charlesworth where you will find the perfect opportunity to own a bungalow-style duplex with a front single attached garage. This unique one level duplex has a side entrance that leads you to a bungalow style below grade but with the high ceilings & open concept floor that has so much natural light that enters the unit. The 2 good size bedrooms, 4pc bath & low condo fees make this unit a must see. Bonus no need to worry about parking, you have your garage, the driveway, extra stall & ample visitor & street parking. Surrounded by nature & walking trails, walking distance to a school, bus stop, as well as nearby daycare, gas stations, gyms & restaurants, convenience is at your doorstep. Plus, major grocery stores like Superstore, Walmart, and Sobeys are just a short 5-minute drive away. For shopping enthusiasts, South Edmonton Common is just a 10-minute drive, and the airport is less than 20 minutes away. Don't miss out on this incredible opportunity.

Built in 2014

Essential Information

MLS® #	E4421292
Price	\$229,900
Bedrooms	2



Bathrooms	1.00
Full Baths	1
Square Footage	985
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	30 6520 2 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1S4

Amenities

Amenities	Detectors Smoke, Hot Water Natural Gas, Storage-In-Suite
Parking	Single Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Landscaped, Not Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed February 12th, 2025

Days on Market 53

Zoning Zone 53

Condo Fee \$293

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